



Arena Business Centres, Threefield Lane, Southampton SO14 3LP

**TO LET**

Flexible Grade A office space

168 - 2,530 Sq Ft  
(16 - 235 Sq M)



## DESCRIPTION

Threefield House delivers a stunning working environment in an excellent city centre location. An impressive and spacious reception area leads to three floors of Grade A office accommodation, with workspaces to cater for businesses of varying sizes.

The unique design includes spacious meeting pods and breakout workspaces, with benches, pods, and lounge areas crafted for comfort and inspiration. With a friendly meet-and-greet welcome, the offices accommodate 2 to 50+ desks, perfect for entrepreneurs, SMEs, and corporates.

- ✓ Flexible lease terms on Grade A office space
- ✓ Office accommodation arranged over three floors
- ✓ Dedicated on-site management team
- ✓ Advanced IT and telephony systems
- ✓ Additional meeting room facilities
- ✓ 'Business Lounge' break out space



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## LOCATION

Located near Ocean Village and just a short walk from Oxford Street and West Quay Shopping Centre, Threefield House offers easy access to the heart of Southampton's city life. The building spans 27,413 ft, featuring 64 offices and two meeting rooms, making it ideal for businesses looking to thrive in a dynamic environment.

## ACCOMMODATION

| Net Internal Areas      | sq ft        | sq m       |
|-------------------------|--------------|------------|
| Serviced Offices Suites | 2,530        | 235        |
| <b>Total</b>            | <b>2,530</b> | <b>235</b> |

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## EPC

The Energy Performance Asset Rating is B (34).

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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